

Washoe County Board of Adjustment



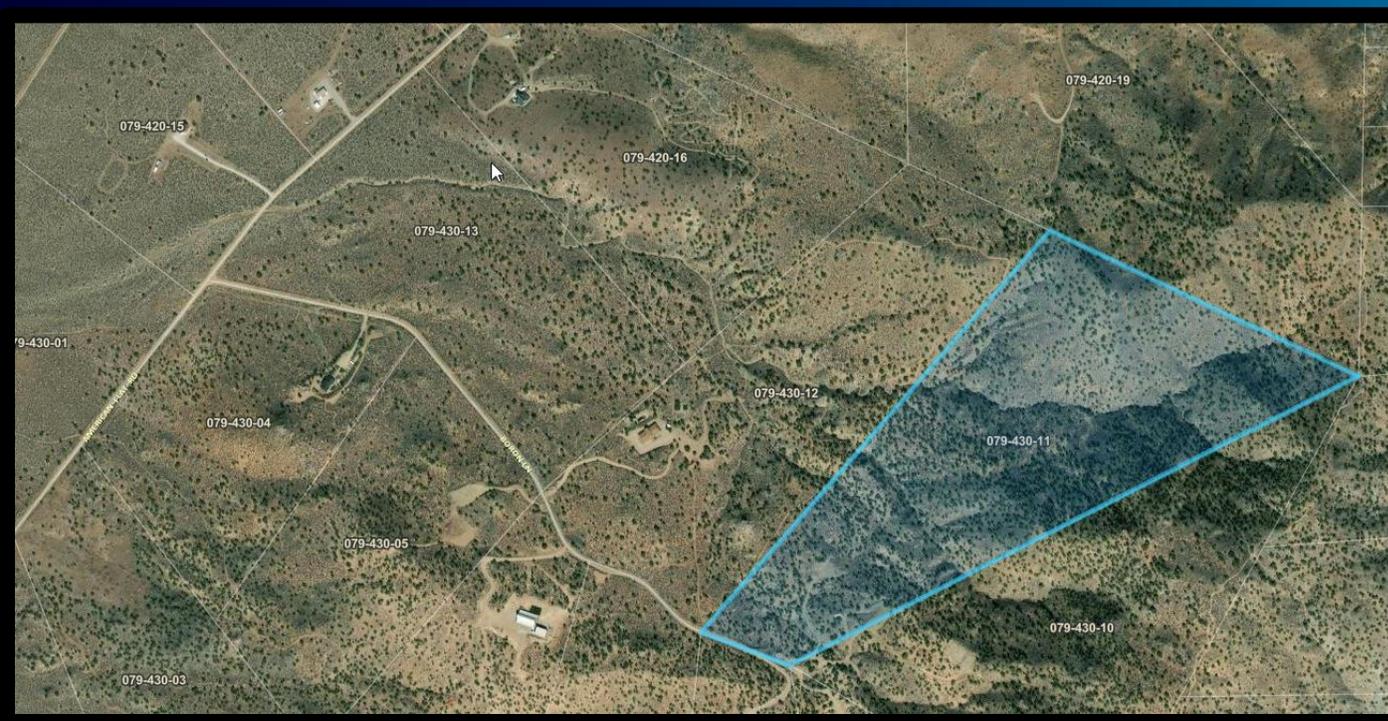
# **WAC23-0006 (Boron) for WSUP21-0016**

September 7, 2023

# Request



The request is to amend conditions of approval condition 1(c) for Case Number WSUP21-0016, to extend the requirement that the building permit may be issued on or before June 8, 2025.



# Background



- On June 1, 2021 the Board of Adjustment (BOA) heard and approved special use permit case number WSUP21-0016.
- The request was for major grading for 200 cubic yards of cut and 1350 cubic yards of fill, and for the importation of 1,980 cubic yards of aggregate base material for a driveway traverses slopes in excess of 30%.

# Site Plan



# Evaluation of Amendment of Conditions



The applicant is now requesting to amend the following conditions of approval:

1.c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued ~~within two years from the date of approval by Washoe County~~ **by July 8, 2025**. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.

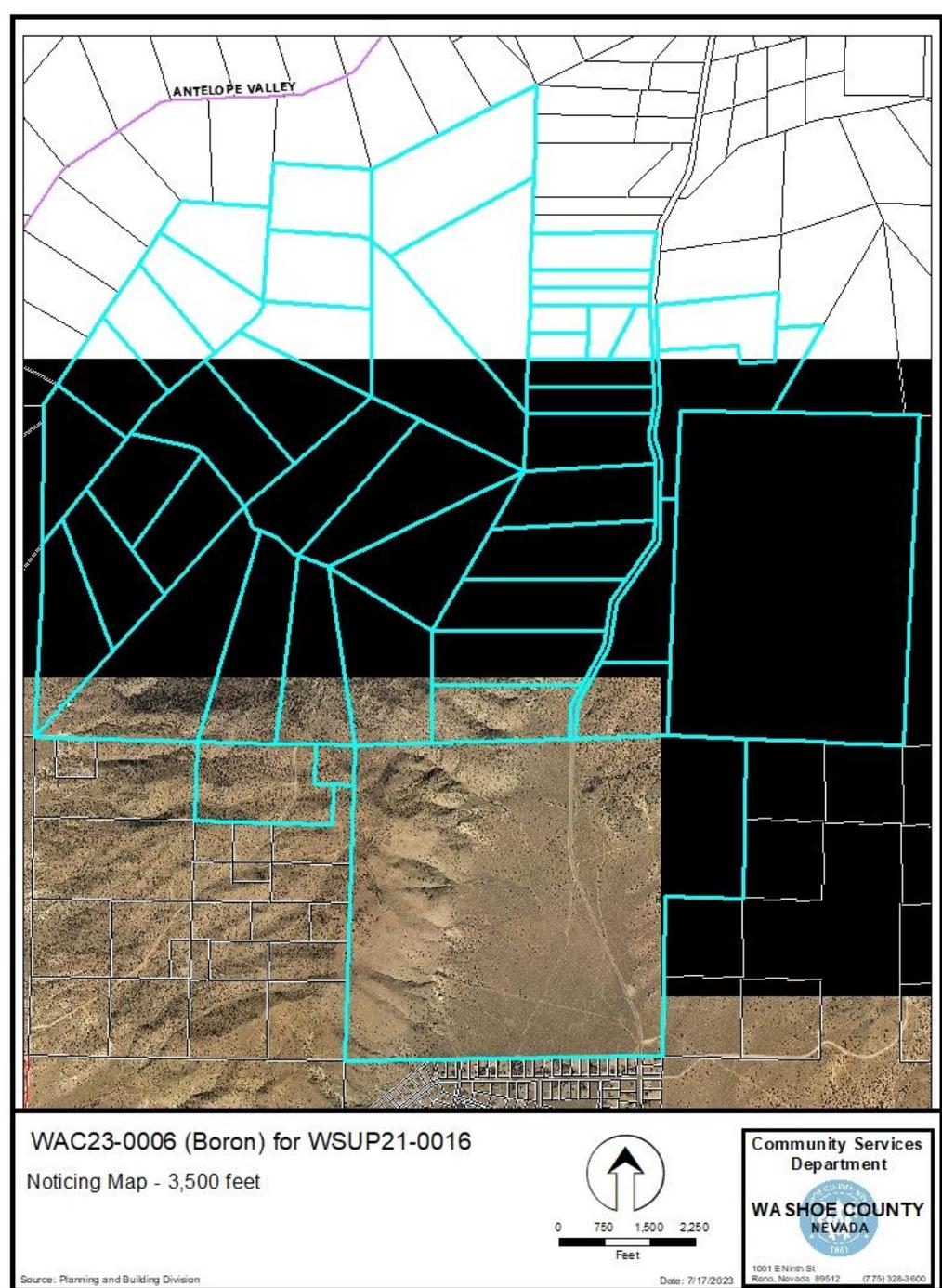
# Evaluation of Amendment of Conditions



- The applicant is requesting the extension for 2 more years to finalize the building permit for grading with Washoe County.
- According to the application “working with engineers to develop plans took longer than anticipated and the project, for a time, was placed on a temporary hold as construction costs skyrocketed in the past two-year period.”

# Noticing

- Property owners were noticed within 3,500 feet.
- 39 parcels were noticed.
- No Neighborhood Meeting was required.



# Reviewing Agencies & Findings



- Various agencies reviewed the application, their comments are included in the staff report.
- Agencies with conditions, are included in the Conditions of Approval.
- Staff is able to make all the findings as explained in the staff report.

# Possible Motion for Amendment of Conditions



I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Amendment of Conditions Case Number WAC23-0006 for Graham Quinn for Jupiter Gulch LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30

# Thank you

Presented by Courtney Weiche, Senior Planner

Julee Olander, Planner

Washoe County CSD – Planning Division

[jolander@washoecounty.gov](mailto:jolander@washoecounty.gov)

775-328-3627

